



Order Filed on January 18, 2018
by Clerk U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

RAS Citron, LLC

Authorized Agent for Secured Creditor

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Fairfield, NJ 07004

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Facsimile: 973-404-8886

Laura M. Eggerman, Esquire (LE-8250)

In Re:

MARK ANTHONY ANDREOTTIS, II
aka Mark Andreottis
dba Praetroia Investor Svcs.,

Debtor.

Case No.: 17-15603-JKS

Chapter: 7

Hearing Date: January 16, 2018

Judge: John K. Sherwood

Recommended Local Form:

☒ Followed

☐ Modified

ORDER VACATING STAY

The relief set forth on the following page, is hereby **ORDERED**.

DATED: January 18, 2018



Honorable John K. Sherwood
United States Bankruptcy Court

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Debtors: Mark Anthony Andreottis, II (aka Mark Andreotti, dba Praetorian Investor Svcs)

Case No.: 17-15603-JKS

Caption of Order: **Order Vacating Stay**

Upon the motion of Ditech Financial LLC, ("Secured Creditor") under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

☒ Real property more fully described as:

573 Bergen St., Newark, New Jersey 07108-1909.

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

Secured Creditor shall serve this Order on the Debtor(s), any trustee, and any other party who entered an appearance on the motion.

Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New JerseyIn re:
Mark Anthony Andreottis, II
DebtorCase No. 17-15603-JKS
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 2

Date Rcvd: Jan 18, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 20, 2018.

db +Mark Anthony Andreottis, II, 101 St. Clair Ct., Princeton, NJ 08540-7345
aty +Cooke & Santomauro, Attn: Kevin P. Cooke, Esq., Three University Plaza Suite 297,
Hackensack, NJ 07601-6208Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 20, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 18, 2018 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com
Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
Charles M. Forman cforman@formanlaw.com, lcapasso@formanlaw.com; cforman@iq7technology.com
David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net
Denise E. Carlon on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com
Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,
bkyecf@rasflaw.com; legerman@rasnj.com
Meaghan Tuohey on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,
G19176@notify.cincompass.com
Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov
Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC bkyecf@rasflaw.com,
mrosenblatt@rasflaw.com
Murphy Durkin on behalf of Creditor Kearny Bank maresta@durkinlawfirm.com
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
United States Trustee USTPRegion03.NE.ECF@usdoj.gov
William J. Levant on behalf of Creditor New Jersey Title Insurance Company
efile.wjl@kaplaw.com

TOTAL: 15